

Canterbury Planning & Zoning Commission  
Thursday, January 13, 2022- 7:00 p.m.  
Canterbury Municipal Building, 1 Municipal Drive/Zoom

**MINUTES**

**I. Call to Order**

Z. Maderia called the meeting to order at 7:00 p.m.

**II. Roll Call**

Members present: Z. Maderia, R. Hegan, C. Kent, C. Johnson, B. Sear (zoom)

Members absent: I. Barron, M. Bruneaux, S. Trudeau

Alternates present: B. Farland

Alternates absent: R. Babcock

Others present: M. Gil, C. Lippke, D. Sorrentino, N. Geragotelis

**III. Election of Officers**

B. Farland made a motion to nominate Z. Maderia as Chairman. The nomination was seconded and passed unanimously. Z. Maderia made a motion to nominate R. Hegan as vice-chairman. C. Kent seconded the nomination and it passed unanimously. B. Sear made a motion to nominate C. Kent for Secretary. Z. Maderia seconded the motion and it passed unanimously. The Officers were elected as follows: Z. Maderia, Chairman, R. Hegan, Vice-Chairman, C. Kent, Secretary.

**IV. Minutes-**

October 14, 2021- Z. Maderia made a motion to approve the minutes. R. Hegan seconded the motion and it passed unanimously.

October 21, 2021- C. Kent made a motion to approve the meeting minutes. B. Sear seconded the motion and it passed unanimously.

November 10, 2021- C. Kent made a motion to approve the meeting minutes. B. Farland seconded the motion and it passed unanimously.

December 9, 2021- R. Hegan made a motion to approve the meeting minutes. C. Kent seconded the motion and it passed unanimously.

**V. Public Participation**

None

**VI. New Business**

**A. PZ#22-1-SUB, Andrew & Kirsten Wotton, subdivision, Walker Road, Woodchuck Hill Road, and Water Street, Map 7, Lot 4.**

D. Sorrentino of Boundaries, LLC was present at the meeting. He presented the proposed subdivision plans to the Commission and gave an overview of the application. The Wotton's were proposing to create three additional building lots from the 97-acre parcel. Z. Maderia asked D. Sorrentino if he could provide the percentage area of wetlands on the property. D. Sorrentino stated that he would.

C. Kent made a motion to hold a public hearing for PZ#22-1-SUB on Thursday, February 10, 2022, at 7:00 p.m. at the Canterbury Municipal Building and on Zoom. R. Hegan seconded the motion and it passed unanimously.

**VII. Old Business**  
None

**VIII. Any other appropriate business**  
**A. Budget 22-23**

The Commission reviewed the proposed budget for 22-23. The Commission removed \$5,000 from #1104 for PZ Engineering Services as they have changed companies. \$1,115 was removed from #1103 Land Use Admin Assistant as that job has been eliminated. \$1,500 was removed from #1106 Payment State Permit Charges based on what the town was paying the State of Connecticut historically for the last several budget years. It was the consensus of the Commission to send the proposed budget to the Selectmen.

**IX. Adjournment**

Z. Maderia made a motion to adjourn at 7:53 p.m. R. Hegan seconded the motion and it passed unanimously.

Submitted,

Melissa Gil

Cc; Town Clerk; applicant files